

Claim Amendments:

1 (currently amended). ~~An apparatus~~A software program ~~for use on the world wide web~~ for managing the purchase and sale by a broker of a high value-piece of property comprising:

a ~~control unit~~data structure for inputting information by a broker related to a high value property item and for posting information about the property; and

publishing the information to at least one buyer.

2 (currently amended). The ~~apparatus~~software program of claim 1 further comprising means for downloading advertising related to identity of other high ~~similarly~~ valued properties.

3 (currently amended). A software program for use on the world wide web ~~An apparatus~~ for managing the transaction between a broker and a seller of a high value-property comprising:

program means for identifying a plurality of high-value-properties within a given value range and their sellers;

a control unit for inputting listing information about at least one high value-property to be sold and determining whether the high-valuesaid property is to be placed for sale on within a larger network of brokers;

means for assisting the at least one seller in formulating an asking price for the at least one high-value-property; and

means for publishing the listing to third parties at the asking price.

4 (currently amended). The ~~apparatus~~ software program of claim 3 further comprising means for uploading ads relating to a plurality of ~~high-value~~ properties within a given value range which may be listed onto the apparatus.

5 (currently amended). A method for managing the relationship between a broker and a seller of a ~~high-value~~ property comprising:

identifying a plurality of ~~high-value~~ properties within a given value range for sale and their sellers;

inputting listing information about at least one ~~high-value~~ property within a given value range to be sold;

determining whether the ~~high-value~~ said property is to be placed for sale on within a larger network of brokers;

assisting the prospective seller in formulating an asking price for the ~~high-value~~ said property; and

publishing the listing to at least one third party.

6 (original). The method of claim 5 further comprising the step of uploading an advertisement related to the listing.